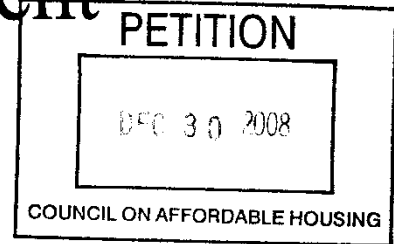


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# Housing Plan Element and Fair Share Plan

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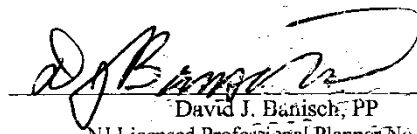
## Township of Bernards Somerset County, New Jersey

*December 2008*

***Prepared by the  
Bernards Township Planning Board***  
in consultation with Banisch Associates, Inc.  
111 Main Street, Flemington, NJ 08822

Adopted: December 16, 2008

The original of this report was signed and sealed  
in accordance with N.J.A.C. 13:41-1.3



David J. Banisch, PP

NJ Licensed Professional Planner No. 5565

*12/29/2008*  
Date Signed

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## Chapter IV

### HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

#### Introduction

The Bernards Township Planning Board adopted Bernards Township's original Housing Plan Element and Fair Share Plan on December 2, 1986, and subsequently revised the plan during the 1996 Master Plan hearings. The Mt. Laurel Fair Share obligation for the first affordable housing cycle was 475. This combined with a second cycle fair share of 77 units, for a cumulative 12-year number of 552 units of affordable income housing.

On September 5, 2001 the Council on Affordable Housing (COAH) granted Bernards Township substantive certification for its plan to address the 552-unit obligation.

On November 22, 2005, the Bernards Township Planning Board adopted its first Third Round Housing Plan Element and Fair Share Plan and the Township subsequently petitioned the NJ council on Affordable Housing for Third Round Substantive Certification. The 2005 Plan fully satisfied Bernards Township's then Third Round (2004 to 2014) affordable housing obligation in accordance with N.J.A.C. 5:94-1 et seq. Subsequent to the Township petitioning COAH for 3<sup>rd</sup> Round substantive certification, the NJ Appellate Division stayed action on all petitions for substantive certification and ordered COAH to revise its rules and address a series of flaws that the Court found to exist as a result of challenges brought by builders and affordable housing advocates.

After a prolonged process of revised rule-making, a series of rule publications and comment solicitation on proposed revised rules, COAH finally, in September of 2008, adopted revised rules to guide municipalities in the preparation of their Housing Plan Elements and Fair Share Plans. Once the rules finally became effective through publication in the New Jersey Register on October 22, 2008, municipalities under COAH's jurisdiction were given a deadline of December 31, 2008 to repetition for third round substantive certification in accordance with COAH's substantially and very recently revised rules.

This Plan addresses Bernards Township's revised 3<sup>rd</sup> Round affordable housing obligation in accordance with COAH's revised rules, which are collectively referred to as the Substantive Rules (N.J.A.C. 5:97-1 et seq.) and the Procedural Rules (N.J.A.C. 5:96-1 et seq.). In addition to the revised rules promulgated by COAH, the NJ Legislature passed and the Governor signed into law, Fair Housing Act Amendments that became effective in September, 2008. These changes have not yet been codified into proposed regulations by COAH. Instead, COAH has provided a series of letters as guidance documents which municipalities must track to address Fair Housing Act revisions in their local amended Fair Share Plans. Thus, further amendments to the Substantive Rules are anticipated to be made subsequent to the December 31 deadline for re-petitioning COAH for 3<sup>rd</sup> round substantive certification.

Under the revised Substantive Rules, COAH has assigned Bernards Township with:

- (1) a prior round recalculated new construction obligation of 508 affordable units,
- (2) a 3<sup>rd</sup> Round rehabilitation obligation of 12 units, and

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(3) a 3<sup>rd</sup> round growth share projected new construction obligation of 368 affordable units.

As such, this amended 3<sup>rd</sup> Round Housing Plan Element and Fair Share Plan addresses the combined prior round obligation and 3<sup>rd</sup> Round projected growth share obligation. It is the Township's opinion that COAH's estimate of 12 rehabilitation units is not supportable by local housing conditions. This amended HPE/FSP details the manner in which Bernards Township will fully address its affordable housing obligation in accordance with rules established by the Council on Affordable Housing (COAH) in October 2008.

In responding to the cavalcade of affordable housing regulatory and statutory changes in the last year, Bernards Township has expended significant investments of time and money in tracking the proposed and adopted rules and preparing an amended Third Round Fair Share Plan. The Planning Board and Township Committee has endeavored to identify a variety of affordable housing techniques and mechanisms that are designed to ensure that affordable housing in the Township has a minimal impact on neighborhood and community character and municipal services. This plan establishes affordable housing initiatives to respond to the Township's affordable housing obligation and provide opportunities for housing that may not be currently accommodated in the community. The aim is to provide these housing opportunities in a manner that will enhance the fabric of the community and protect the quality of life in Bernards Township.

To fund the affordable housing initiatives in this plan, Bernards Township will continue to rely upon the collection of development fees from new home construction (1.5% of equalized assessed value of improvements) and a development fee of 2.5% of equalized assessed value on non-residential development in accordance with the law.

#### **Statutory Affordable Housing Obligations**

This Housing Plan Element and Fair Share Plan fully addresses Bernards Township's cumulative affordable housing obligation for the period 1987- 2018. This Plan has been prepared in accordance with the following statutory and regulatory requirements for a municipal Housing Plan element and Fair Share Plan:

1. The Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28.b.(3), identifies the requirements for a Housing Plan Element in the municipal Master Plan.
2. The adopted NJ Council on Affordable Housing regulations, which identify the affordable housing mandates in COAH's Third Round Substantive Rules as found at N.J.A.C. 5:97-1 et seq.
3. At N.J.S.A. 52:27D-310.1a. – f., the New Jersey Fair Housing Act outlines the mandatory requirements for a Housing Plan Element, which include an inventory and projection of the municipal housing stock; an analysis of the demographic characteristics of the Township's residents; and, a discussion of municipal employment characteristics.

Municipal Land Use Law (M.L.U.L.) - At N.J.S.A. 40:55D-28.b.(3), the Municipal Land Use Law identifies requirements for a Housing Plan Element, as follows:

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(3) *A housing plan element pursuant to section 10 of P.L.1985, c.222 (C.52:27D-310), including, but not limited to, residential standards and proposals for the construction and improvement of housing;*

Bernards Township's amended Fair Share Plan is designed to ensure that the provision of affordable housing in the Township results in a minimal impact on neighborhood character and community services and is provided in a manner that is consistent with established land use patterns and zoning in the community. This plan calls for a wide array of affordable housing techniques that rely upon the Township's existing affordable housing assets. This plan includes the creation of additional non-age restricted affordable housing opportunities through a market to affordable program, which will involve acquisition of existing market-rate housing and its resale to affordable households through a municipal subsidy from the Township's affordable housing trust fund. This plan also includes the extension of expiring affordable controls on 205 existing affordable units. A new group home is planned in the form of supportive housing that will be developed by the YMCA, which will involve demolition of an existing dwelling and construction of a new dwelling in accordance with local zoning.

To the extent that the municipal housing stock may be identified as deficient, the Township will also continue to implement a rehabilitation program to correct substandard housing conditions. At this time, however, the Township does not believe that there is much in the way of deficient housing stock. A survey of housing conditions, documenting the need for rehabilitation, or the lack thereof, will be conducted in accordance with COAH's regulations.

The affordable housing compliance techniques and proposals identified by Bernards Township in this Plan are consistent with the existing Land Use Plan and zoning ordinance regulations. This plan fully addresses the Township's Prior Round and Third Round new construction affordable housing obligations. Bernards Township's Fair Share plan responds to and has been prepared and adopted in accordance with the M.L.U.L. statutory provisions for a Housing Plan Element.

#### COAH Regulations & NJ Fair Housing Act

At *N.J.A.C. 5:97-2.3 Content of a Housing Element*, COAH's regulations identify the minimum requirements for a housing plan element and fair share plan, which include (*N.J.A.C. 5:97-2.3 (a)1.*) *The minimum requirements prescribed by N.J.S.A 52:27D-310.* This is a reference to the requirements of a housing plan element that are found in the NJ Fair Housing Act. The following section addresses COAH's regulations and documents compliance with the requirements of the Fair Housing Act.

At *N.J.S.A 52:27D-310.1.a.*, the Fair Housing Act calls for "*An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, . . .*". These requirements of the Fair Housing Act are addressed in Appendix A of this plan.

At *N.J.S.A 52:27D-310.1.b.*, The Fair Housing Act calls for "*A projection of the municipality's housing stock, including the probable future construction of low and moderate*

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*income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands”; and at N.J.S.A 52:27D-310.1.e., the Fair Housing Act calls for “A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing.*

In responding to these sections of the Fair Housing Act, COAH’s third round rules at N.J.A.C. 5:97-2.2 identify the requirements for determining the fair share obligation, which states that “(a) The need for affordable housing in the State,. . . is determined on a municipal basis . . . and is the sum of:

1. The rehabilitation share;
2. The prior round obligation; and
3. The growth share.”

1. Rehabilitation Share - The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are both deficient and occupied by households of low or moderate income. COAH establishes the municipal rehabilitation share in Appendix B of N.J.A.C. 5:97-1 et seq. In accordance with N.J.S.A. 5:97-2.3(a)5., the Township’s rehabilitation obligation (from Appendix B) is **12 units**

2. The prior round obligation is the cumulative 1987 through 1999 fair share obligation, which COAH has recalculated and identified for each municipality in Appendix C of N.J.A.C. 5:97-1 et seq. In accordance with N.J.S.A. 5:97-2.3(a) 4. The municipality’s prior round obligation (from Appendix C) is **508 affordable units**.

3. COAH’s regulations call for the growth share for the period January 1, 2004 through December 31, 2018 to be initially calculated based on household and employment projections for growth in Appendix F of N.J.A.C. 5:97-1 et seq. These projections are to be converted into projected growth share affordable housing obligations by applying ratios of:

- one affordable unit among five residential units projected, plus
- one affordable unit for every 16 newly created jobs projected.

COAH’s residential projection for household growth includes affordable units, which are estimated to be included in overall growth for a community. COAH’s regulations permit the municipality to alternatively utilize its own growth projections to calculate the growth share. When a municipality calculates its local residential projection based upon approved, pending and anticipated household growth, a different divisor is required if growth estimates are based upon zoning which does not include affordable housing (i.e. non-inclusionary zoning). When calculated on this basis, the municipal residential growth share projection is estimated as one affordable unit for every four market-rate units projected.

Bernards Township has closely tracked the Building Permits and Certificates of Occupancy for all residential and commercial projects since January 1, 2004. Appendix B clearly details this information, as well as a projection of growth from 2009 to 2018. The following is a summary of Bernards Township’s actual and projected household and employment growth for the Third Round (2004-2018):

**Bernards Township**  
**Actual and Projected Household and Employment Growth for Third Round**

	2004- 2008	2009- 2018	2004- 2018
<b><u>Household Growth Projection</u></b>			
Actual New Residential CO's 2004 to end of 2008:	80		
New Residential CO's projected 2009-2018:		127	
Total residential CO's:			207
Residential Growth Share (#CO's / 4):	20	31.75	51.75
<b><u>Employment Growth Projection</u></b>			
Actual Nonresidential Employment 2004 to end of 2008:	911.94		
Nonresidential Employment projected 2009-2018:		1198.75	
Total Employment 2004-2018:			2110.69
Nonresidential Growth Share (# jobs/16):	56.996	74.921	131.918
<b><u>Third Round Household and Employment Growth Share</u></b>			
Actual Growth Share 2004-2008:	76.996		
Projected Growth Share 2009-2018:		106.671	
Total Third Round Growth Share (183.667):			184

According to Bernards Township's calculation of actual and projected residential and nonresidential growth, the Township's total growth share obligation for the period January 1, 2004 through December 31, 2018 is 184 units in accordance with COAH's growth share methodology. The actual growth share obligation will be satisfied as detailed in the Township's fair share plan. However, Bernards Township's Fair Share Plan relies upon COAH's growth share projection for the Township, which is detailed below.

It is noteworthy that the Township's 3<sup>rd</sup> Round Plan will extend Expiring Controls on 205 existing affordable units, which will adequately satisfy Bernards Township's estimate for the actual growth share obligation to date and total projected growth share of 184 units. The 30 year affordability controls on these 205 existing units will expire between 2016 and 2018. The Township is in the process of extending the affordability controls on these units for an additional 30 years (Society Hill – 99 family units; and The Cedars – 106 family units).

A municipality may utilize its own growth share projections only when the local growth share projection is higher than COAH's projections found in Appendix F of N.J.A.C. 5:97-1 et seq. Pursuant to N.J.S.A. 5:97-2.4(a)2., 3., & 6., residential and nonresidential growth projections are identified by COAH, which yields the Third Round Growth Share, which is the basis for Bernards Township's Third Round Fair Share Plan:

**Bernards Township 2004-2108 Growth Projections (N.J.A.C. 5:97-1 et seq. Appendix F):**

Household Growth Projection:

- o  $724 \text{ units} / 5 = 144.8$  Residential Growth Share

Employment Growth Projection:

- o  $3,575 \text{ jobs} / 16 = 223.4375$  Nonresidential Growth Share

**Third Round Growth Share:  $144.8 + 223.4375 = 368.2375$  or 368 affordable units**

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The Fair Housing Act calls for *“An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age” (N.J.S.A 52:27D-310.1.c.) and “An analysis of the existing and probable future employment characteristics of the municipality” (N.J.S.A 52:27D-310.1.d.).* These analyses are provided in Appendix A.

*N.J.S.A 52:27D-310.1.f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.*

Bernards Township's amended Third Round Housing Plan Element identifies an array of affordable housing proposals and techniques that Bernards Township has identified for its Third Round Fair Share Plan. The Plan focused on existing housing resources and opportunities that are appropriate to the provision of low and moderate income housing in Bernards. Inasmuch as Bernards Township is approaching full build-out under the Township's Land Use Plan and zoning, opportunities for new construction of affordable housing are likewise limited. In addition the vast majority of vacant lands available are environmentally restricted and non-sewered.

At N.J.A.C. 5:97-2.3 (b) the regulations call for submission of the following documentation in the Housing Plan Element:

1. A copy of the most recently adopted municipal zoning ordinance - Bernards Township zoning ordinance is provided as Appendix C to this Housing Plan Element and Fair Share Plan.

2. A copy of the most up-to date tax maps of the municipality, electronic if available, with legible dimensions - Bernards Township's tax maps are provided in electronic format. Hard copy of most up-to-date tax maps provided as Appendix D.

### **Third Round Fair Share Plan**

Bernards Township's Fair Share plan, which is summarized below and detailed in the following section entitled “Fair Share Plan”, includes opportunities for limited new affordable housing production, redevelopment, additions and utilization of existing institutional and housing resources to address the municipal obligation. The Township's specific affordable housing proposals are identified below.

At N.J.A.C. 5:97-3.2 *Content of a Fair Share Plan*, COAH's regulations identify the components to be included in a fair share plan, including “(a) . . . the completed or proposed mechanisms and funding sources, . . . to specifically address a municipality's rehabilitation share, prior round obligation, and growth share obligation.

The proposed mechanisms and funding sources in Bernards' Fair Share Plan (see below), rely upon resources that are most appropriate for the creation and provision of affordable housing within the community.

The Fair Share Plan has been designed to take full advantage of *existing* structures that are most appropriate for conversion to, or redevelopment and rehabilitation for, low and moderate income housing. Included in the Fair Share Plan are compliance mechanisms that will be developed and owned by private nonprofit developers.

5:97-3.2(a)1. *Descriptions of any credits intended to address any portion of the fair share obligation, which shall include all information and documentation required by N.J.A.C. 5:97-4 for each type of credit;*

**Table IV -1**  
**CERTIFIED HOUSING ELEMENT/FAIR SHARE PLAN PRIOR ROUND (1987-99)**  
**SEPTEMBER 5, 2001 TO SEPTEMBER 4, 2007**

- 1. New Construction -        508 units**
- 2. Rehabilitation                44 units**

**\*Total COAH Round I & II Obligation = 552 units**

**CREDITS AND REDUCTIONS SUMMARY OF OBLIGATION COMPONENTS**

<u># Units</u>	<u>Project name/type</u>
100 Units	✓ Society Hill (Family for-sale units)
106 Units	✓ The Cedars (Family for-sale units)
19 Units	✓ Crown Court (Family rentals)
19 Units	Crown Court (Rental bonuses)
237 Units	✓ RCA (Philipsburg)
5 Units	✓ Substantial compliance reduction
6 Units	✓ Matheny Group Home (Rental)
6 Units	✓ Bethel Ridge Group Home
6 Units	Bethel Ridge (Rental bonuses)
4 Units	✓ RCA (South Bound Brook)
44 Units	Rehabilitation Units
39 Units	✓ Ridge Oak II (Age-restricted rentals)

Total = 591 new affordable units

Total affordable units provided = 591 units

Total affordable units required = 552 units

Therefore, Bernards Township has a 39 unit surplus in preparing the third round COAH obligation.

The third round obligation projection from 2004 to 2018 has been calculated by COAH to be 368 new affordable units and 12 rehabilitation units. While it is widely acknowledged that the COAH predictions of future residential and commercial development are extremely inaccurate, Bernards Township must plan for these



COAH projections. The actual number of affordable housing units required is based upon 1 in 5 new residential certificates of occupancy and 1 for every 16 new commercial jobs based upon new commercial certificates of occupancy. The actual number of affordable units required is estimated to be approximately 184 units by Bernards Township. Table IV-2 summarizes the proposed plans to provide the 368 units of affordable housing as projected by COAH.

**TABLE IV-2  
PLAN TO ADDRESS THE COAH OBLIGATION PROJECTION  
JANUARY 1, 2004 TO DECEMBER 31, 2018**

- **COAH Basic Requirements of Fair Share Plan:**
  - a. Minimum 25% Rental Units (92 units)
  - b. Minimum 50% Family Rentals of total required rentals (46 units)
  - c. Minimum 50% Family Units (184 units)
  - d. Maximum 25% Age Restricted Units (92 units)
  - e. Minimum 13% Very Low Income Units (48 units)
  - f. Minimum 50% of the 13% Very Low Income Units be Family units (24 units)
  - g. Maximum 25% Bonuses (92 units) – Note: only one type of bonus is allowed and only when you exceed the basic percentage required.
  - h. Minimum 50% Low/Very Low Income Units

	<u>Very Low/Low</u>	<u>Moderate</u>
VA Supportive Housing	59	
Group Homes (2)	10	
Ridge Oak II	39	
Ridge Oak III	20	
Extension of Expiring Controls	43	162
New Family Rental Units	23	23
Totals Provided	<u>194</u>	<u>185</u>
Percentage	<b>51.2%</b>	<b>48.8%</b>
	<b><u>Low Income Distribution Met</u></b>	

**Proposed Mechanisms to Meet COAH's 368 Unit Obligation**

1. Veterans Administration Supportive Housing Program – adaptive reuse of existing facility.
  - There presently exist 59 supportive shared living housing rentals units (by number of bedrooms) at the V.A. Hospital Complex (Very low income rental units), funded through NJDCA.
2. Group Homes – existing facility and redevelopment.
  - OUR House – These 4 supportive special needs housing rental units presently exist as a Group Home on Flintlock Court. (Very low income rental units).
  - YMCA – A new Group Home for 6 supportive special needs housing units is proposed by the Somerset Hills YMCA. A new single family type structure is proposed to replace the existing single family home in front of the YMCA. (Very low income rental units)

- 
3. Ridge Oak II – existing age-restricted housing facility. These 39 units have been constructed at the end of Lindbergh Lane. The Round 2 substantive certification was amended to include these 39 units as surplus to our obligation.
  4. Ridge Oak III – addition to existing complex. Two 10 unit structures are proposed by Ridge Oak within the Manchester Drive complex. These additional 20 units are permitted in the SH zone. (Age Restricted, Very low income rentals)
  5. Extension of Expiring Controls – 205 units. The Township will pass a resolution extending the affordability controls on these units for an additional 30 years.
    - Society Hill – 99 family units
    - The Cedars – 106 family units
  6. Family Rental Units – Family rental units are defined as units available to the general public and not restricted to any specific segment of the population (i.e. not age restricted or supportive housing). The Township will convert 46 additional market rental units at Crown Court to COAH rental units.
  7. Very Low income family units – extend controls and create very low-income units. The Township will create very-low income units within 24 of the expiring control family units through the purchase of the units at the low income price and resell the units at the very low income rate. Down payment assistance may also be necessary. This alternative can be accomplished through the development impact fee fund.
  8. **Potential Bonuses**
    - a. **Rental Bonus** – bonuses credited for every unit over 25% of rental growth share = 92 units.  
(1.0 for family units, 1.33 for 1 age-restricted units and 1.25 for 1 for supportive housing rentals) (5:97-3.5)
    - b. **Supportive Housing Units:**

V.A. Supportive Housing =	59 supportive shared living housing rentals
Group Homes (2) –	<u>10</u> supportive special needs housing rentals
	69 supportive housing rentals
    - c. **Age –Restricted Rental Units:**

Ridge Oak II -	39 rentals
Ridge Oak III –	<u>20 rentals</u>
Total	59 age restricted rentals
    - d. **Family Rental Units**  
Additional Crown Court units - 46 family rentals

**Rental Bonus Calculation** = Bonuses allowed for number of units over 25% growth share (minimum 92 units). Since rental bonuses are different for each type of unit, the projects were prioritized by chronological construction date as follows:

**Total to satisfy minimum = 92 rental units (minimum required)**  
*By chronological order of construction*

1. VA Supportive Housing – 59 supportive living rental units
2. Ridge Oak II – 33 rental units (of 39 total)  
92 rental units

**Rental Units (over the 92 required):**

**Age-Restricted Rentals:**

1. Ridge Oak II – 6 age-restricted rental units (of 39 total)
  2. Ridge Oak III – 20 age-restricted rental units
- Total age-restricted rental units = 26  
 Bonus credit = 1.33 for 1 = **8 bonus credits**

**Supportive Housing:**

1. Group Homes (2) - 10 supportive housing rentals

Bonus credit = 0.25 for each unit = **2.5 bonus credits**

**Family Rentals**

Additional Crown Court units = 46

Bonus credit = 1.0 for each unit = **46 bonus credits**

**Total Rental Bonus Credits = 56.5**

**Summary COAH Third Round Obligation:**

**COAH Growth Share Projection = 368 affordable units**

**Township's Fair Share Plan**

VA Supportive Housing	59
Group Homes (2)	10
Ridge Oak II	39
Ridge Oak III	20
Extension of Expiring Controls	205
New Family Rentals	46

<b>Sub-total Affordable Units</b>	<b>379</b>
<b>Bonus credit- Rentals</b>	<b>+ 56.5</b>
<b>Total Provided:</b>	<b>435.5 units</b>
<b>Total Required:</b>	<b>368 units</b>
<b>Total Surplus:</b>	<b>67.5 units</b>

**Rehabilitation Requirement**

There is also a COAH projected requirement for 12 rehabilitation units. The COAH regulations allow the municipality to dispute this number by having the Construction Code Official do a building "drive by" survey to locate dilapidated dwellings. It is recommended that a housing survey be accomplished to demonstrate whether any units needing rehabilitation are currently occupied by low or moderate income households.

## **APPENDIX A**

### **Inventory of Municipal Housing Conditions**

The primary source of information for the inventory of the Township's housing stock is the 2000 U.S. Census.

According to the 2000 Census, the Township had 9,485 housing units, of which 9,242 (97%) are occupied. Table 1 identifies the units in a structure by tenure; as used throughout this Plan Element, "tenure" refers to whether a unit is owner-occupied or renter-occupied. The Township consists primarily of one-family, detached dwellings (56% of the total, compared to 61% in the County), and single-family attached units (21%) there are 2,155 units in multi-family structures. The Township has a smaller percentage of renter-occupied units than the County, 13%, compared to 23% in Somerset County and 32% in the State.

**Table 1: Units in Structure by Tenure**

Units in Structure	Vacant Units	Occupied Units		
		Total	Owner	Renter
1, detached	94	5,204	5,003	201
1, attached	69	1,963	1,823	140
2	0	84	18	66
3 or 4	26	500	315	185
5+	54	1,491	840	651
Other	0	0	0	0
Mobile home or trailer	0	0	0	0
<b>Total</b>	<b>243</b>	<b>9,242</b>	<b>7,999</b>	<b>1,243</b>

Source: 2000 U.S. Census, Summary Tape File 3 (STF-3) for Township, QT-H5 & 10.

Table 2 presents the data concerning the year housing units were built by tenure, while Table 3 compares the Township to Somerset County and the State. Approximately 61% of the owner-occupied units in the Township were built since 1980. The highest rate of renter-occupied units were also built between 1980 and 2000 (65%).

**Table 2: Year Structure Built by Tenure**

Year Built	Vacant Units	Occupied Units		
		Total	Owner	Renter
1990-2000	101	3,305	2,930	375
1980-1989	52	2,395	1,962	433
1970-1979	19	816	617	199
1960-1969	29	1,129	1,066	63
1950-1959	18	603	567	36
1940-1949	0	350	274	76
Pre-1940	24	644	583	61

Source: 2000 U.S. Census, STF-3 for Township, QT-H7.

Table 3 compares the year of construction for all dwelling units in the Township to Somerset County and the State. The Township has a much larger percentage of units built between 1980 and 2000 than does the County or State, and a smaller percentage of units built for all previous years. This is exemplified in the median year built between the State, County and Township.

**Table 3: Comparison of Year of Construction for Township, County, and State**

Year Built	%		
	Bernards Township	Somerset County	New Jersey
1990 – 2000	35.9	21.3	10.5
1980 – 1989	25.8	20.2	12.4
1970 – 1979	8.8	11.6	14.0
1960 – 1969	12.2	15.2	15.9
1950 – 1959	6.5	12.9	17.1
1940 – 1949	3.7	6.6	10.1
Pre-1940	7	12.4	20.1
Median Year	1985	1973	1962

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-4.

Information reported in the 2000 Census concerning occupancy characteristics includes the household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; this data is reported in Tables 4 and 5, respectively. Table 4 indicates that renter-occupied units generally house slightly smaller households, with 79% of renter-occupied units having 2 persons or fewer compared to 54% of owner-occupied units. Table 5 indicates that renter-occupied units generally have fewer bedrooms, with 84% having two bedrooms or fewer, compared to 28% of owner-occupied units.

**Table 4: Household Size in Occupied Housing Units by Tenure**

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	2,442	1,806	636
2 persons	2,829	2,487	342
3 persons	1,396	1,270	126
4 persons	1,646	1,557	89
5 persons	693	658	35
6 persons	181	170	11
7+ persons	55	52	3
Total	9,242	8,000	1,242

Source: 2000 U.S. Census, SF-3 for Township, H-17.

**Table 5: Number of Bedrooms per Unit by Tenure**

Number of Bedrooms	Total Units	(%)	Vacant Units	Occupied Units		
				Total	Owner	Renter
No bedroom	70	.7	0	70	7	63
1 bedroom	849	9	35	814	408	406
2 bedrooms	2,454	25.9	65	2,389	1,814	575
3 bedrooms	2,285	24.1	74	2,211	2,099	112
4 bedrooms	2,819	29.7	69	2,750	2,684	66
5+ bedrooms	1,008	10.6	0	1,008	987	21

Source: 2000 U.S. Census, SF-3 for Township, QT-H8 and QT-H5.

Table 6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units to those of the County and State. The Township's average household size for owner-occupied and renter-occupied units is lower than those of the State and County.

**Table 6: Average Household Size for Occupied Units for Township, County, and State**

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Bernards Township	2.58	2.69	1.87
Somerset County	2.69	2.78	2.36
New Jersey	2.68	2.81	2.43

Source: 2000 U.S. Census, SF-1 for Township, County, and State, DP-1.

The distribution of bedrooms per unit, shown in Table 7, indicates that the Township contains dramatically more four or more bedroom units than the County or State and fewer none to three bedroom units than either the County or State.

**Table 7: Percentage of All Units by Number of Bedrooms**

Jurisdiction	None or one	Two or Three	Four or More
Bernards Township	9.7	50	40.3
Somerset County	12.7	54.2	33.2
New Jersey	18.3	59.2	22.6

Source: 2000 U.S. Census, SF-3 for Township, County, and State, QT-H4.

In addition to data concerning occupancy characteristics, the 2000 Census includes a number of indicators, or surrogates, which relate to the condition of the housing stock. These indicators are used by the Council on Affordable Housing (COAH) in calculating a municipality's deteriorated units and indigenous need.

In the first Two Rounds of COAH's fair share allocations (1987-1999), COAH used seven indicators to calculate indigenous need: age of dwelling; plumbing facilities; kitchen facilities; persons per room; heating fuel; sewer; and, water. In the proposed Round Three rules, COAH has reduced this to three indicators, which in addition to age of unit (Pre-1940 units in Table 2), are the following, as described in COAH's rules.

*Plumbing Facilities*

Inadequate plumbing is indicated by either a lack of exclusive use of plumbing or incomplete plumbing facilities.

*Kitchen Facilities*

Inadequate kitchen facilities are indicated by shared use of a kitchen or the non-presence of a sink with piped water, a stove, or a refrigerator.

Table 8 compares the Township, County, and State for the above indicators of housing quality. The Township has fewer units with inadequate kitchen or plumbing and fewer overcrowded units than the County or State.

**Table 8: Housing Quality for Township, County, and State**

Condition	Bernards Township	Somerset County	New Jersey
Overcrowding	.9	3.5	5
Inadequate plumbing <sup>1</sup>	.1	.4	.7
Inadequate kitchen <sup>1</sup>	.1	.5	.8

Notes: <sup>1</sup>The universe for these factors is all housing units.

Source: 2000 U.S. Census, SF-3 for Township, County, and State QT-H4.

The last factors used to describe the municipal housing stock are the values and rental values for residential units. With regard to values, the 2000 Census offers a summary of housing values. This data is provided in Table 9 and indicate that 69% of all residential properties in the Township are valued over \$300,000 with a median housing value of \$380,500.

**Table 9: Value of Owner Occupied Residential Units**

Value	Number of Units	%
\$0 – 50,000	30	.5
\$50,000 – 99,999	32	.5
\$100,000 – 149,999	151	2.3
\$150,000 – 199,999	513	7.8
\$200,000 – 299,999	1315	20.1
\$300,000 – 499,999	2666	40.7
\$500,000 – 999,999	1629	24.9
\$1,000,000 +	212	3.2

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-4.

The data in Table 10 indicate that a majority of housing units (73%) rent for over \$1,000/month with the largest percentage, 46.2%, found over \$1,500 per month.

**Table 10: Gross Rents for Specified Renter-Occupied Housing Units<sup>1</sup>**

Monthly Rent	Number of Units	%
Under \$200	58	4.8
\$200 – 299	78	6.4
\$300 – 499	59	4.9
\$500 – 749	77	6.3
\$750 – 999	56	4.6
\$1,000 – 1,499	240	19.8
\$1,500 or more	561	46.2
No Cash Rent	84	6.9

Note: Median gross rent for Bernards Township is \$1,494.

Source: 2000 U.S. Census, SF-3 for Township, QT-H12.

The data in Table 11 indicate that there are 405 renter households with an income less than \$35,000 annually. At least 233 of these households are paying more than 30% of their income for rent; a figure of 30% is considered the limit of affordability for rental housing costs.

**Table 11: Household Income in 1999 by Gross Rent as a Percentage of Household Income in 1999<sup>1</sup>**

Income	Number of Households	Percentage of Household Income					Not computed
		10-19%	20-24%	25-29%	30-34%	35+	
< \$10,000	101	6	0	23	23	31	18
\$10,000 – 19,999	177	16	32	12	29	80	8
\$20,000 – 34,999	127	18	12	18	18	52	9
\$35,000 +	808	290	107	74	91	191	55

Note:

Source:

<sup>1</sup>The universe for this Table is specified renter-occupied housing units.  
2000 U.S. Census, SF-3 for Township, QT-H13.

### Analysis of Demographic Characteristics

As with the inventory of the municipal housing stock, the primary source of information for the analysis of the demographic characteristics of the Township's residents is the 2000 U.S. Census. The data collected in the 2000 Census provide a wealth of information concerning the characteristics of the Township's population.

The 2000 Census indicates that the Township has 24,574 residents, or 7,375 more residents than in 1990, a 43% increase. The Township's 43% increase in the 1990's compares to a 24% increase in Somerset County and an 8% increase in New Jersey. The age distribution of the Township's residents is shown in Table 12. The Township's male population is predominant in younger age groups from 0-19 with females being predominant in all other groups.

**Table 12: Population by Age and Sex**

Age	Total Persons	Male	Female
0-4	1,962	1,002	960
5 – 19	5,113	2,657	2,456
20 – 34	3,064	1,424	1,640
35 – 54	9,032	4,318	4,714
55 – 69	3,103	1,549	1,554
70 +	2,301	995	1,306
Total	24,574	11,945	12,630

Source:

2000 U.S. Census, SF-1 for Township, QT-P1.

Table 13 compares the Township to the County and State for the same age categories. The principal differences among the Township, County, and State occur in the 0-4, 5-19 and 35-



54 where the Township has more population than the County or State. However the Township has fewer persons in the 20-34 age groups than the County and State.

**Table 13: Comparison of Age Distribution for Township, County, and State (% of persons)**

Age	Bernards Township	Somerset County	New Jersey
0-4	8	7.5	6.7
5-19	20.8	19.8	20.4
20-34	12.4	18.4	19.9
35-54	36.7	34.4	30.9
55-69	12.6	11.9	12.4
70+	9.3	8.2	9.7
Median	39.2	37.2	36.7

Source: 2000 U.S. Census, SF-1 for Township, County, and State QT-P1.

Table 14 provides the Census data on household size for the Township, while Table 15 compares household sizes in the Township to those in Somerset County and the State. The Township differs from the County and State in terms of the distribution of household sizes by having a higher number of households with one person and fewer 3 person households.

**Table 14: Persons in Household**

Household Size	Number of Households
1 person	2,442
2 persons	2,829
3 persons	1,396
4 persons	1,646
5 persons	693
6 persons	181
7 or more persons	55

Source: 2000 U.S. Census, STF-1 for Township, QT-P10.

**Table 15: Comparison of Persons in Household for Township, County, and State (% of households)**

Household Size	Bernards Township	Somerset County	State
1 person	26.4	22.8	24.5
2 persons	30.6	31.1	30.3
3 persons	15.1	17.5	17.3
4 persons	17.8	17.5	16
5 persons	7.5	7.4	7.5
6 persons	2	2.4	2.7
7 or more persons	.6	1.2	1.7
Persons per household	2.58	2.69	2.68

Source: 2000 U.S. Census, SF-1 for Township, County, and State, QT-P10.

Table 16 presents a detailed breakdown of the Township's population by household type and relationship. There are 6,484 family households in the Township and 2,758 non-family households; a family household includes a householder living with one or more persons related

to him or her by birth, marriage, or adoption, while a non-family household includes a householder living alone or with non-relatives only. In terms of the proportion of family and non-family households, the Township has fewer family households than the State (70.2% for the Township, 72.3% for the County, and 70.3% for the State).

**Table 16: Persons by Household Type and Relationship**

	Total
<b>In family Households:</b>	<b>6,484</b>
<i>Married Couples</i>	5,821
Child	3,538
<b>In Non-Family Households:</b>	<b>2,758</b>
Male householder:	943
Living alone	769
Not living alone	174
Female householder:	1,815
Living alone	1,673
Not living alone	142
<b>In group quarters:</b>	<b>746</b>
Institutionalized:	641
Non-institutionalized	105

Source: 2000 U.S. Census, SF-3 for Township, QT-P11 and QT-P12.

Table 17 provides 1999 income data for the Township, County, and State. The Township's per capita and median incomes are higher than those of the State and County for household income. The definitions used for households and families in Table 17 are similar to those identified in the description of Table 16, so that the households figure in Table 17 includes families.

**Table 17: 1999 Income for Township, County, and State**

Jurisdiction	Per Capita Income (Dollars)	Median Income (Dollars)	
		Households	Families
Bernards Township	56,521	107,204	135,806
Somerset County	37,970	76,933	90,605
New Jersey	27,006	55,146	65,370

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-3.

Table 18 addresses the lower end of the income spectrum by providing data on poverty levels for persons and families. The determination of poverty status and the associated income levels is based on the cost of an economy food plan and ranges from an annual income of \$8,501 for a one-person household to \$28,967 for an eight-person family for the year 1999. According to the data in Table 18, the Township proportionally has less persons and families qualifying for poverty status than do the County and State. However, the percentages in Table 18 translate to 319 persons and 37 families in poverty status. Thus, the non-family households have a larger share of the population in poverty status.

**Table 18: Poverty Status for Persons and Families for Township, County, and State**  
(% with 1999 income below poverty)

Jurisdiction	Persons (%)	Families (%)
Bernards Township	1.3	.6
Somerset County	4.7	3.2
New Jersey	8.5	6.3

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-3.

The U.S. Census includes a vast array of additional demographic data that provides insights into an area's population. For example, Table 19 provides a comparison of the percent of persons who moved into their homes between the years 1995-1998; this is a surrogate measure of the mobility/stability of a population. The data indicate that the percentage of Township residents residing in the same house as in 1995 is more than that of the County and State.

**Table 19: Comparison of 1995 Place of Residence for Township, County, and State**

Jurisdiction	Percent living in same house in 1995
Bernards Township	49.2
Somerset County	31
New Jersey	27.7

Source: 2000 U.S. Census, SF-3 for Township, County, and State, QT-H7.

Table 20 compares the educational attainment for Township, County, and State residents. The data indicates that Township resident's exceeds the County and State for residents in educational attainment.

**Table 20: Educational Attainment for Township, County, and State Residents**  
(Persons 25 years and over)

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Bernards Township	95.8	67.4
Somerset County	89.6	46.5
New Jersey	82.1	29.8

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-2.

The 2000 Census also provides data on the means of transportation which people use to reach their place of work. Table 21 compares the Census data for the Township, County, and State relative to driving alone, carpooling, using public transit, and using other means of transportation. The Township has a relatively high percentage of those who drive alone, and a relatively low percentage of workers who carpool or use public transit. Of the 6.4% of workers who reside in the Township and use other means of transportation to reach work, 623 workers work at home and 83 workers walk to work.

**Table 21: Means of Transportation to Work for Township, County and State Residents**  
(Workers 16 years old and over)

Jurisdiction	Percent who drive alone	Percent in carpools	Percent using public transit	Percent using other means
Bernards Township	83	5	5.6	6.4
Somerset County	81.7	8	4.1	6.3
New Jersey	73	10.6	9.6	6.7

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-3.

## APPENDIX B

### COAH GROWTH SHARE OBLIGATION New Dwellings and Commercial Floor Area Occupied Since January 2004 (updated 09/30/08)

#### RESIDENTIAL

Table I New Residential CO's for New/Vacant Lots					
	CO Appl. Date	Block	Lot	Address	Project
1	01/07/04	187	33.01	8 Emerald Valley Ln	Emerald Valley Estates
2	01/14/04	138.03	48	18 Chaucer Ct	Canterbury Estates
3	01/20/04	84	23.04	80 East Lewis St	Menza & Beissel
4	01/20/04	84	23.02	90 East Lewis St	Menza & Beissel
5	02/20/04	138.04	52	2 Canterbury Way	Canterbury Estates
6	03/23/04	172	27	94 Liberty Corner Rd	Ballentine
7	03/30/04	84	23.03	86 East Lewis St	Menza & Beissel
8	04/01/04	122	19.17	32 Beaver Creek Ct	Highland Ridge II
9	04/06/04	174	14.02	19 Royal Oak Dr	Bocina Homes Corp
10	05/11/04	178.03	308.02	5 Kindred Ct	Cocuzza & Hobbs
11	05/13/04	78	51.05	47 Dyckman Pl	Rankin Ave. Investments
12	05/24/04	187	33.06	76 Emerald Valley Ln	Emerald Valley Estates
13	06/17/04	90	2.03	48 Wisteria Way	Pheasant Crossing/Durkin
14	06/22/04	172	25	66 Liberty Corner Rd	Ballentine
15	07/28/04	4	45	45 Hardscrabble Rd	Santini
16	08/20/04	11	1.02	3 Fieldstone Dr	Hunter
17	09/02/04	3	5	41 Van Cortland Way	Menza & Beissel
18	12/06/04	150	4.02	150 Pond Hill Rd	TIFA Realty (Boehmer)
19	01/10/05	76	13.02	27 North Finley Ave	Wolk
20	01/20/05	104	17	160 Whitenack Rd	Next Generation Homes
21	01/28/05	90	3.02	55 Wisteria Way	Pheasant Crossing/Durkin
22	03/29/05	103	13.02	9 Crier Ct	Perimeter Properties/RJB
23	04/11/05	172	2.02	339 Douglas Rd	Gill/Hotz
24	04/12/05	29	7.02	43 Cherry Ln	Carbone & Sitter
25	04/13/05	3	1	14 Van Cortland Way	Menza & Beissel
26	05/12/05	187	33.11	103 Emerald Valley Ln	Emerald Valley Estates
27	05/13/05	104	9.19	62 Canoe Brook Ln	Ravenswood Estates
28	06/20/05	3	2	28 Van Cortland Way	Menza & Beissel
29	08/15/05	187	32.06	122 Emerald Valley Ln	Emerald Valley Estates
30	08/15/05	187	33.10	109 Emerald Valley Ln	Emerald Valley Estates
31	09/08/05	178.03	308.03	6 Kindred Ct	Cocuzza & Hobbs
32	10/19/05	174	13.10	44 Royal Oak Dr	Connor
33	11/22/05	106	37.02	51 Edward Ct	Bocina Homes
34	12/13/05	106	37.03	54 Edward Ct	Bocina Homes
35	02/07/06	90	2.01	9 Wisteria Way	Pheasant Crossing/Durkin

**Table I (continued)**  
**New Residential CO's for New/Vacant Lots**

	CO Appl. Date	Block	Lot	Address	Project
36	02/16/06	164	53	77 Overlook Ave	Rica Properties
37	02/28/06	106	37.04	50 Edward Ct	Bocina Homes
38	04/19/06	164	54.01	65 Overlook Ave	Rica Properties
39	05/15/06	187	33.07	88 Emerald Valley Ln	Emerald Valley Estates
40	05/18/06	104	9.33	40 Canoe Brook Ln	Caruso/Boulder Construction
41	06/09/06	3	4	44 Van Cortland Way	Menza & Beissel
42	05/26/06	183	30.04	3 Heritage Ct	Bernards Estates
43	06/20/06	190	9.03	77 Sunset Ln	Perimeter Properties/RJB
44	06/29/06	172	30.02	116 Liberty Corner Rd	Kenworthy
45	08/08/06	104	9.17	50 Canoe Brook Ln	Ravenswood Estates
46	09/05/06	90	2.02	23 Wisteria Way	Pheasant Crossing/Durkin
47	09/05/06	90	3.01	49 Wisteria Way	Pheasant Crossing/Durkin
48	10/23/06	187	32.05	17 Harvest Way	Emerald Valley Estates
49	12/07/06	106.04	87.02	78 Lyons Pl	Michinard/Menza & Beissel
50	12/15/06	90	3.03	65 Wisteria Way	Pheasant Crossing/Durkin
51	02/13/07	3	6	35 Van Cortland Way	Menza & Beissel
52	05/08/07	111	3.02	15 Clairvaux Ct	Bocina Homes/Highland Crossing
53	05/15/07	111	1.01	12 Clairvaux Ct	Bocina Homes/Highland Crossing
54	05/30/07	183	30.03	9 Heritage Ct	Bernards Estates
55	06/04/07	174.16	33.02	81 Milito Way	Giuliano
56	06/13/07	111	1.03	30 Clairvaux Ct	Bocina Homes/Highland Crossing
57	08/27/07	104	30.12	106 Meeker Rd	Nacheman/Khadr
58	10/18/07	111	3.01	7 Clairvaux Ct	Bocina Homes/Highland Crossing
59	10/23/07	90	3.04	75 Wisteria Way	Pheasant Crossing/Durkin
60	11/07/07	3	7	23 Van Cortland Way	Menza & Beissel
61	12/17/07	164	7.02	69 Stonehouse Rd	Millington Quarry/Meyer
62	01/17/08	803	20	150 Madisonville Rd	Turner/Cramer
63	01/28/08	2501	1.02	16 Laurel Ct	HMC Homes
64	05/07/08	8201	15	10 Heritage Ct	Bernards Estates
65	05/19/08	3704	1.05	43 Clairvaux Ct	Bocina Homes/Highland Crossing
66	05/21/08	3704	1.04	47 Clairvaux Ct	Bocina Homes/Highland Crossing
67	06/19/08	7102	8.02	9 Chelsea Ct	Bedrosian/Long Valley Builders
68	07/15/08	7703	28	534 Lyons Rd	534 Lyons, LLC (mixed use apartment)
69	07/22/08	704	1.02	89 Morristown Rd	Berisha/B Three, LLC
70	09/04/08	1001	20.01	64 North Maple Ave	Perimeter Properties/RJB
71	10/21/08	6001	8.03	22 High Hill Ct	Rica Properties/Millington Quarry
72	11/05/08	11401	29	115 Emerald Valley Ln	Emerald Valley Estates
73	BP/Pending	90	2.05	72 Wisteria Way	Pheasant Crossing/Durkin
74	BP/Pending	186	1.03	30 Somerville Rd	Early
75	BP/Pending	189	17.01	240 Mountain Rd	Maolucci
76	BP/Pending	172	41.01	108 Mine Brook Rd	Stonehedge of Bernards
77	BP/Pending	3704	1.02	24 Clairvaux Ct	Bocina Homes/Highland Crossing
	BP/Pending	95	1.03	28 Laurel Ct	HMC Homes
	BP/Pending	95	1.04	32 Laurel Ct	HMC Homes

**Table I (continued)**  
**New Residential CO's for New/Vacant Lots**

	CO Appl. Date	Block	Lot	Address	Project
	BP/Pending	187	33.08	100 Emerald Valley Ln	Emerald Valley Estates
	BP/Pending	187	33.09		
78	BP/Pending	164	52.01	4 High Hill Ct	Rica Properties/Millington Quarry
	BP/Pending	164	52.02	12 High Hill Ct	Rica Properties/Millington Quarry
	BP/Pending	164	52.03	22 High Hill Ct	Rica Properties/Millington Quarry
	BP/Pending	11002	10	29 Fawn Ln	Weinerman/Wicks
	BP/Pending	187	32.04	20 Harvest Way	Emerald Valley Estates
79	BP/Pending	3704	1.06	31 Clairvaux Ct	Bocina Homes/Highland Crossing
80	BP/Pending	106.04	20.01	36 Brittany Pl	Sakele
	BP/Pending	6001	10.05	47 Tall Timber Ln	Som. Country Living Prop./Millington Quarry
	BP/Pending	6001	10.07	25 Tall Timber Ln	Som. Country Living Prop./Millington Quarry
	BP/Pending	6001	10.02	16 Tall Timber Ln	Som. Country Living Prop./Millington Quarry
	BP/Pending	103	60.02	108 Cross Rd	Rider
	BP/Pending	103	61.01	371 South Maple Ave	Rider
	BP/Pending	11401	25	83 Emerald Valley Ln	Emerald Valley Estates/Chuo
	BP/Pending	6001	1.01	8 Rockridge Ct	Stamler & Horowitz/Millington Quarry
	BP/Pending	6001	1.04	11 Rockridge Ct	Stamler & Horowitz/Millington Quarry
	BP/Pending	11004	11	22 Sentry Ct	Hentenaar/Orban
	BP/Pending	6301	34.03	18 Belmont Ct	Michaels/Boulder Construction

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**Table II**  
**New Residential CO's in Inclusionary Developments**  
(Growth Share Obligation Not Applicable)

	CO Appl. Date	Block	Lot	Address	Project
1	02/13/04	174.30	21.02	70 Morgan Ln	St. Andrews (The Hills Section 12A)
2	06/03/04	174.30	21.01	72 Morgan Ln	St. Andrews (The Hills Section 12A)
3	08/31/04	174.30	22.01	76 Morgan Ln	St. Andrews (The Hills Section 12A)
4	08/31/04	174.30	22.02	74 Morgan Ln	St. Andrews (The Hills Section 12A)
5	04/28/06	174.30	23.02	78 Morgan Ln	St. Andrews (The Hills Section 12A)
6	07/28/06	174.30	23.01	80 Morgan Ln	St. Andrews (The Hills Section 12A)

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**Table III**  
**Demolitions of Pre-2004 Dwellings (Not Replaced One-for-One)**  
**Where No New Dwelling is Proposed at Time of Demolition or Site is Subdivided for Multiple Dwellings**  
(Growth Share Credit)

	BP Appl. Date	Block	Lot	Address	Project
1	11/13/02	163	7	41 Stonehouse Rd	Menza & Beissel
	Note: dwelling demolished in 2002 in order to construct office completed after January 2004 (see Table V).				
2	02/05/02	150	6	469 South Maple Ave*	Millington Quarry
	Note: dwelling demolished in 2002 in order to construct new dwellings completed after January 2004.				
3	07/08/04	164	5	59 Stonehouse Rd - Bldg. A*	Millington Quarry
4	07/08/04	164	5	59 Stonehouse Rd - Bldg. B*	Millington Quarry
5	11/02/04	97	18	20 East Ash St	Bernards Township
6	07/11/05	7	2	234 Madisonville Rd	Verizon
7	07/11/05	7	3	285 North Maple Ave	Verizon

8	07/11/05	7	5	265 North Maple Ave	Verizon
9	07/11/05	7	7	237 North Maple Ave	Verizon

**Table III (continued)**

**Demolitions of Pre-2004 Dwellings (Not Replaced One-for-One)  
Where No New Dwelling is Proposed at Time of Demolition or Site is Subdivided for Multiple Dwellings  
(Growth Share Credit)**

	BP Appl. Date	Block	Lot	Address	Project
10	07/11/05	7	8	223 North Maple Ave	Verizon
11	07/11/05	7	9	166 Madisonville Rd	Verizon
12	07/11/05	7	10	172 Madisonville Rd	Verizon
13	07/11/05	7	11	180 Madisonville Rd	Verizon
14	12/15/05	111	2	371 South Finley Ave*	Bocina Homes
15	05/22/06	111	3	367 South Finley Ave*	Bocina Homes
16	08/07/06	7	13	194 Madisonville Rd	Verizon
17	08/22/07	152	18	524 Lyons Rd	Curcio (convert to nonres.)
18	09/05/07	83	9	20 Lewis St	Blauvelt (convert to nonres.)
19	10/24/07	164	51	60 Overlook Ave*	Boulder Construction
20	11/06/07	164	50	56 Overlook Ave*	Boulder Construction
21	07/31/08	11601	3.01	1221 Martinsville Rd	Pingry School
22	08/28/08	804	12	188 Madisonville Rd	Verizon
23	09/02/08	804	6	249 North Maple Ave	Verizon
	BP/Pending	79	5	32 Brownlee Pl - Apt. #1	F.E. Prop. (convert to nonres.)
	BP/Pending	79	5	32 Brownlee Pl - Apt. #2	F.E. Prop. (convert to nonres.)
	Pending	184	5	506 King George Rd	Millington Baptist Church
	Pending	184	6	502 King George Rd	Millington Baptist Church

\*The site of the demolished dwelling was subdivided and approved for multiple new dwellings (see Table I).

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## COMMERCIAL

**Table IV**

**New Commercial Floor Area**

	CO Appl. Date	Block	Lot	Address	Project	Type	Floor Area
1	09/02/04	163	7	41 Stonehouse Rd	Menza/Beissel	Office	4,676sf
2	08/25/06	175	5	20 Church St	Musso Associates	Office	1,200sf
3	12/15/06	187	59.06	136 Mountain View Blvd	Mem. Sloan-Kettering (Phase I)	Cancer Center	85,000sf
4	12/18/06	94	56	140 Mount Airy Rd	Somerset Hills YMCA (Phases I & II)	YMCA	39,186sf
5	08/22/07	152	18	524 Lyons Rd	Curcio Plumbing	Office	1,086sf
6	11/01/07	94	61	200 Mt Airy Rd	VNA/Somerset County Building I	Senior Services	19,437sf (excl. 3,653sf mezz./storage)
7	11/05/07	187	59.02	25 Mountain View Blvd	100 Marketplace	Retail/Office	Ret - 34,419sf Off - 23,715sf

Table IV (continued) New Commercial Floor Area							
	CO Appl. Date	Block	Lot	Address	Project	Type	Floor Area
8	01/07/08	2401	2	200 Mt Airy Rd	VNA/Somerset County Building II	Senior Services	9,940sf
9	05/06/08	9301	20	30 Church St	Trevcon Construction	Office	2,916sf
10	05/09/08	9601	5	77 Liberty Corner Rd	USGA	Museum	14,667sf
11	05/28/08	1603	21	20 Lewis St	Blauvelt Florist	Retail	2,698sf
12	07/15/08	7703	28	534 Lyons Rd	534 Lyons, LLC	Retail	1,540sf
	BP/Pending	79	5	32 Brownlee Pl	F.E. Properties	Office	1,242sf
	Pending	6	3	370 No. Maple Ave	Arborkelp/SavATree	Tree/Lawn Care	Off - 2,840sf Gar - 4,747sf
	Pending	187	59.06	136 Mountain View Blvd	Mem. Sloan-Kettering (Phase II)	Cancer Center	77,290sf
	Pending	187	59.04	Mountain View Blvd	Mountain View Corp. Center Building I	Office	226,804sf
	Pending	187	59.04	Mountain View Blvd	Mountain View Corp. Center Building II	Office	117,161sf
	Pending	94	56	140 Mount Airy Rd	Somerset Hills YMCA (Phase III)	YMCA	7,000sf

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Table V New Commercial Floor Area in Inclusionary Developments (Growth Share Obligation Not Applicable)							
	CO Appl. Date	Block	Lot	Address	Project	Type	Floor Area
1	09/08/06	174.05	1	579 Allen Rd	NJ National Golf Club	Clubhouse	2,265sf

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Table VI Demolition of Pre-2004 Commercial Floor Area							
	BP Appl. Date	Block	Lot	Address	Project	Type	Floor Area
1	03/24/06	94	61	200 Mount Airy Rd	VNA/GPU	Office	15,605sf
2	10/04/07	152	20	534 Lyons Rd	534 Lyons, LLC	Retail	1,152sf

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## **APPENDIX C**

Bernards Township zoning ordinance

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## **APPENDIX D**

Bernards tax maps - electronic copy